

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of June, 1994, by and between Donald R. Yates and wife, Suzanne M. Yates party of the first part, and Barry D. Roberts and wife, Mary Roberts party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Southaven, County of DeSoto, State of Tennessee:

Lot 907, Section E, Greenbrook Subdivision, Section 19, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 9, Page 44 and 45, in the Register's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors herein as shown in Book 766, Page 443 in said Register's Office.

Parcel No. 1074-1906.0-00907.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered,

except for subdivision restrictions, building lines and easements of record as shown in Plat Book 9, Page 44 and 45, in said Register's Office, and except for 1994 Desoto County taxes not yet due and payable, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Donald R. Yates
Donald R. Yates

Suzanne M. Yates
Suzanne M. Yates

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Donald R. Yates and wife, Suzanne M. Yates to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of June 1994

My commission expires: 8/24/96

[Signature]
Notary Public

STATE OF TENNESSEE, COUNTY OF SHELBY
JUL 5 12 04 PM '94

BK 272 PG 760
W.E. S. BLK
Sgt. Woodward, S.C.

Property address 8421 Old Forge Road
Southaven, MS 38671
Mail tax bills to, (Person or Agency responsible
for payment of taxes)

First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, TN 38148

This instrument prepared by:

William H. Traviss, Attorney
7515 Corporate Centre Drive
Germantown, TN 38138

State tax _____ \$ _____

Register's fee _____ .50

Recording fee _____ 6.00

Total _____

T.G. # 000WHT Wallace Jones

Return to: William H. Traviss, Attorney

I, or we, swear or affirm that,
to the best of affiant's
knowledge, information, and
belief, the actual consideration
for this transfer or value of
the property transferred,
whichever is greater, is
\$59,000.00 which amount is equal
to or greater than the amount
which the property transferred
would command at a fair and
voluntary sale.

Affiant

Subscribed and sworn to before me
this 30th day of June, 1994.

Notary Public

Commission expires 8/24/96

(FOR RECORDING DATA ONLY)

Seller's Address
6239 Star Valley
Bartlett, TN 38134

Home Phone # 901-388-7595
Work No. # 901-385-6427

Buyers' Address-

8421 OLD Forge Road
Southaven, MS 38671
Home Phone No. 601-342-1198
Work Phone No. 901-324-8851

Instr. Prepared by:
Wm H. Traviss, Atty.
7515 Corporate Centre Dr.
Germantown, TN 38138

Ph # 901-754-9970